

TO LET - £6,500 per annum, exclusive

**142 Melrose Drive, St Helen Auckland, Bishop
Auckland, Co. Durham, DL14 9DN**

GROUND FLOOR – Former Café Premises – 556sq.ft.

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SITUATION/LOCATION

The property occupies a neighbourhood parade fronting Melrose Drive adjacent to its junction with Manor Road and opposite St Helen Auckland Community Primary School. Occupiers on the parade include a pharmacy and a local barber shop. Auckland Medical Centre lies directly adjacent. The location lies approximately 4 miles from Bishop Auckland town centre and benefits from swift transport links across the region with access to the A688, A68 and A1(M) available within a short driving distance.

DESCRIPTION

Ground floor former café premises forming part of a two storey mixed-use premises of brick construction held under dual pitched roof.

The property incorporates glazed window frontage secured by steel security shutter comprising an open plan and versatile sales area together with a rear commercial kitchen, prep area and wc.

The property may suit a variety of alternative business uses subject to obtaining any necessary planning/ local authority/ statutory consents.

AGENTS NOTE: GROUND FLOOR ONLY

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Sales	31.71sq.m.	341sq.ft.
Kitchen/ Prep	19.98sq.m.	215sq.ft.
Net Internal Area	51.69sq.m.	556sq.ft.

RATEABLE VALUE/ COUNCIL TAX

£2,700

The property falls within the threshold for small business relief and eligible occupiers may benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

COSTS

Each party shall be responsible for their own legal fees incurred in this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

VAT

We are advised by our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-89



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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